



**Realtor Steffen Kaufman with RE/MAX Professionals has this home open today in Greenwood Village.**

## In core Greenwood Village neighborhood close to Cherry Creek High, a remodeled home with main-floor master open today

*By Mark Samuelson*

In a resale market with remarkably little inventory, few areas have a smaller supply than core parts of Greenwood Village that feed into Cherry Creek High School. Greenwood Village expert Steffen Kaufman with RE/MAX Professionals has one to show you today in the Village's Autumn Hills neighborhood – secluded, on a 0.8-acre site, next to a trail feeding into the town's incomparable urban open space.

How little inventory is there? Kaufman routinely does targeted searches for clients – including a recent one searching for bank-owned or short sale properties inside the high school's boundary that might have lingered from the recession. "There's not one," he says. "In this market, there's no more hurt."

That makes it tough to find fixers-uppers in good neighborhoods – something Kaufman has done with two properties in Greenwood Village this year, with help from Marc and Amity Cooper from REMO, top-to-bottom remodel specialists. He'll show you 9355 Riviera Hills Drive, a block south

of E. Belleview, built in 1985, now with a complete updating that included rearranging the main-floor living area, and adding new concrete tile roof, stamped concrete patio, and windows.

"The old kitchen had bad access," Kaufman says, pointing to how REMO swapped its central position for an open formal dining room, and then situated the kitchen beside a breakfast nook overlooking the huge backyard. The rearrangement yielded two office-type spaces; the main-floor master got a makeover; as did three upstairs bedrooms, each now with a private bath. The new look, he adds, is 'toned-down modern.'

The price at \$1.599 million is all by itself, Kaufman adds – only three vaguely comparable homes on the market. You can walk a half mile to Creek's three-school campus, or three blocks to Starbucks in a King Soopers shopping center, or closer to four churches and a synagogue on Belleview. Open house is noon-to-3; take Belleview east from I-25 to Boston Street, then south a block to Riviera Hills.